

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/19/02 Name of POADP: POTRANCO 50A
 Owners: KAUFMAN & BROAD Consulting Firm: W.F. CASTELLA & ASSOC.
 Address: 4800 FREDERICKSBURG Address: 1039 W. HILDEBRAND
SA TX 78220 SA TX 78201
 Phone: 349 1111 Phone: 734 5351
 Existing zoning: NA Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: ±5 ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: —
 Ferguson map grid 612 A3

*on north side of
Potranco, 1043'
west of 1604*

Land area being platted:	Lots	Acres
Single Family (SF)	<u>±490</u>	<u>88</u>
Multi-family (MF)	<u>—</u>	<u>—</u>
Commercial and non-residential	<u>—</u>	<u>—</u>

Is there a previous POADP for this Site? Name POTRANCO 50 No. —

Is there a corresponding PUD for this site? Name NO No. —

Plats associated with this POADP or site? Name CARNOL CREEK 1 No. 980963

Name " 2 No. 980246

Name " 3A No. 990394

Vol 9543 Pg 85

wk4

wk9

Contact Person and authorized representative:

Print Name: STEVEN E. HAVAN

Signature: [Signature]

Date: 8/19/02

Phone: 734 5351

Fax: 734 5363

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAN

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

October 5, 1999

Steven E. Hanan
W. F. Castella & Assoc.
6800 Park Ten Blvd. # 180 South
San Antonio, TX 78213

POADP # 653

Re: Potranco 50 A

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Potranco 50 A Preliminary Overall Area Development Plan # 653. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814. All requirements in their review letter dated August 30, 1999 will be to be met. (see attached)
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- This POADP includes an area previously accepted under POADP # 613, Potranco 50.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Monçivais".

Emil R. Monçivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

August 30, 1999

P.O.A.D.P. REVIEW

Potranco-50A

Located on FM 1957(Potranco Rd.), west of Loop 1604

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A 20' right of way dedication will be required along the entire FM 1957 frontage. 50' ROW flares will be required at the intersections of the planned collector streets and FM 1957.

Access Limits/Restrictions

Locations will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of two (2) access points. A 1' non access easement will be required along the entire FM 1957 frontage (excluding the proposed collector streets).

WPAP Requirements

None

Permit applications along with plans for street, driveway, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

RECEIVED
99 SEP -1 AM 10:52
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED AUG 19 1999

TO: CITY ARBORIST

Date 8/19/99

FROM: W.F. CASTELLA & ASSOCIATES 734-5351

ITEM NAME: POTRANCO SOA FILE # _____

RE: _____

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days

☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

W.F. Castella

Signature

City Arborist

Title

8/26/99

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☒ Bexar County Public Works

FROM: J. Jay – Planning

Date 8-23-99

POADP NAME: POTRANCO 50A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-3-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Misha O. Nunez
Signature

Title

9/3/99
Date

RECEIVED AUG 26 1999



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection *W/B*

☐ Bexar County Public Works

FROM: J. Jay - Planning

Date 8-23-99

POADP NAME: POTRANCO 50A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-3-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

D. Reid

Signature

City Architect

Title

9/13/99

Date

CMD: 260 PLAT: 1998000563 NAME/KEY: _____ AGENCY: _____

=====

PLAT NBR: 1998000563 PLAT NAME: CARACOL CREEK U-1

APPLICATION DATE:	7 29 1998	EXPIRATION DATE:	7 28 2000
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —
FILING DATE:	12 18 1998	FILING EXPIRATION:	1 17 1999
PC DATE:	1 13 1999	APPROVED(Y/N):	Y
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	1 12 2002
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —
		DATE TIME EXT GRANTED:	— — —
COUNTY STATUS (A/D/P):		DATE:	— — —
RECORDATION DATE: 4 14 1999		VOL: 9543	PAGE: 85
PC NOTES: MYLARS AND PERF AGREE TRANSMITTED TO CO ABOUT 1-22-99. LUZ			
CS-A 2-9-1999			

=====

'PF3' MENU

NOT 528 Caracol Creek -with drawn

see 613 Potranco 50 W.F.C. 10-2-98

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1586651

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 8/25/1999
DUE DATE 8/25/1999

50-04-5573
KAUFMAN BROAD
4800 FREDERICKSBURG ROAD
S.A. TX. 78229

PHONE: 000 - 0000

POADP
POTRANCO 50A

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 8/25/1999 INVOICE 1586651 ACCOUNT 50-04-5573 DUE DATE 8/25/1999 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

↓

PAID SATO
M8-91

AUG 25 1999

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 08/24/1999 CK# 00051601 POTRANCO 50A
END 08/24/1999

PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1
↓

THE BACK OF THIS FORM CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

62-28
311

00051601 00051601

DATE 06/21/99

VENDOR No. 20196

The First National Bank of Chicago 0710
Chicago, Illinois
Payable Through FCC National Bank
Wilmington, Delaware

KAUFMAN & BROAD
4800 Fredericksburg Road
SAN ANTONIO, TEXAS 78229
(210) 349-1111

*****370.00

AMOUNT

KAUFMAN & BROAD

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

PAY THREE HUNDRED SEVENTY AND 00/100 *****
VOID AFTER 90 DAYS FROM ISSUE DATE

TO THE ORDER OF

CITY OF SAN ANTONIO
CENTRAL BILLING SECTION
P.O. BOX 839975
SAN ANTONIO TX 78283-3975

✓ POTRANCO SOA P.O.A.D.P.

⑈00051601⑈ ⑆031100283⑆ 09 72347⑈

THE FACE OF THIS DOCUMENT HAS A GREEN BACKGROUND ON WHITE PAPER



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 8/19/99

To: PLANNING

Project No.: 46550.00 T/LC: 30K

Re: POTRANCO 50A

P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☒ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1</u>	<u>CHECK \$ 370</u>
<u>1</u>	<u>1-8 1/2 x 11</u>	<u>COPY P O A D P APP.</u>
<u>6</u>	<u>1-24 x 36</u>	<u>PRINT "</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: 